



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: February 6, 2024

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Allen Reedy, Paul Schlichtman, Brett Lambert, Rob Behrent

Absent - Jim Feeney,

Guests: Josh Sydney, Adi Toledano - SPM; David Steeves, Jeff Alberti - W&S;

Chairperson Reedy called the meeting to order at 7:01 pm.

TOWN YARD

Mr. Toledano did a photo update of the project showing photos from 2/6/24 including the following: Building B- stair connector in progress, first and second floor interior in progress, steel angle shape at existing stairway and upper site fire hydrant relocation. Building D - drains and traps completed. Building E - install under canopy. Building A - window pretest and FP pipe connection in progress. Windows in Building A were tested by GC and there were more failures. Leaks were coming through the glazing which indicates manufacturer problem. The design team cancelled testing scheduled for 2/8/24 and need to reassess and possible replacements discussed. Ongoing

Mr Sydney reported that Building D had beams in the walls that were found to be twisted and rusted. The Design team will need to investigate and review GC proposal which on initial submission could be \$200,000. More to follow.

Mr. Sydney presented the following change orders for approval:

CR102 – Building E Revised wash bay controls - \$1,488.00
CR118- Revised feeder size - \$1,041.00
CR138 - Building A Server room temp generator - \$5,281.00
CR146- Added power for handwash stations - \$3,971.00
CR187- RFI273 SQU #6 location confirmation- \$7,719.10
CR214 - Building E revised curbing- \$2,500.00
CR236 - Building B lintel scraping and painting - \$0.00
CR256 - Power req for compressor dryer- \$1,176.00
OCO#29 - Includes CR79, CR111C, CR112, CR126, CR197, CR198, CR201, CR223, CR245 - \$204,187.77

A motion to approve change orders was made by Mr. Maher and seconded by Mr. Lambert. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney reviewed the CR log and stated that we have \$71,038 as of today. This log changes with each meeting as CR are settled, negotiated and added.

The CM contingency log continues to deplete the owners fee and is currently (\$427,667) deficit
The Budget reallocation log is changed by OCO29 and the budget is also reflected to show that change. Mr Sydney continues to look at line items in budget that are not being used but the amount is minimal.

Mr Reedy asked for the subcommittee that is reviewing the SPM and W&S amendments to report.

Mr Maher reported on review and negotiations of W & S amendment #11. Mr Maher reported a very productive discussion with W & S and presented the following:

Mr Maher made a motion to approve W & S Amendment #11 which will extend CA services until March 31, 2024 at a monthly charge of \$25,000 per month and a total additional cost to the contract of \$100,000. Mr Jefferson seconded the motion. Motion passed unanimously on a roll call vote, 8-0. It was noted that this issue may need to be addressed again at the end of March.

Mr Maher reported on review and negotiations of SPM amendment #4. Mr Maher reported a very productive discussion with SPM and presented the following:

Mr Maher made a motion to approve SPM Amendment #4 which will extend OPM services until March 31, 2024 at a monthly charge of \$25,000 per month and a total additional cost to the contract of \$65,000. This amount was based on the fact that the SPM contract was through February. Mr Lambert seconded the motion. Motion passed unanimously on a roll call vote, 8-0. It was noted that this issue may need to be addressed again at the end of March. Mr Maher also reminded the committee of additional services and costs presented by SPM last summer which were deferred and should be revisited in the near future.

Mr Maher notified both W & S and SPM that we would like to know what else we should expect from both of them. This would include how much longer we should anticipate we will need services from each, the amount of time needed as we move forward and an estimated cost.

CENTRAL SCHOOL

Mr Reedy reported that there have been ongoing emails from Mr Kirby about closeout and punchlist items. The unpainted elevator doors and a meeting with ADCO are two items. Still being discussed and ongoing.

ELECTION OF PTBC OFFICERS WAS HELD AT 2/6/2024 MEETING.

Mr Maher nominated the following:

Mr Reedy - Chairperson

Mr Lambert - Vice Chairperson

Mr Jefferson - Clerk

No other nominations, Seconded by Mr. Schlichtman

All nominations passed unanimously, 8-0

Motion was made by Mr. Maher, seconded by Mr. Schlichtman to approve the January 23, 2024 minutes as presented. Motion passed unanimously on a roll call vote, 7-0-1 Mr Reedy Abstaining

Mr. Schlichtman requested to be added to the email that produces documents prior to meeting.
Mr Reedy will notify SPM to add him.

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:14 PM and it was unanimously voted.

NEXT MEETINGS WILL BE FEBRUARY 20, 2024 and MARCH 5, 2024 7:00pm

Respectfully Submitted,
Robert Jefferson